

AGENDA FOR THE BOARD OF WARD COUNTY COMMISSIONERS

Tuesday, January 2, 2024

9:00 a.m. – Regular Commission Meeting

Pledge of Allegiance

Call to Order – Chairman Fjeldahl

Order of Business

Roll Call

1. Approve Agenda
2. Review and approve the regular bills totaling \$407,759.32
3. Beth Pietsch – Planning and Zoning Administrator
 - A.) Application for a Plat for David Blume
 - B.) Application for a Plat for Josh Cogdill
4. Marisa Haman – Auditor/Treasurer
 - A.) Receive and File the following correspondence: Letter dated December 2, 2023 from WBI Energy Transmission, Letter dated December 11, 2023 from North Dakota Insurance Reserve Fund, Email Correspondence from North Dakota Health & Human Services and December 2023 Minot Area Chamber EDC Economy at a Glance
 - B.) Approve 2024 Contract for Kenmare Community Development Corporation #2
 - C.) Redemption of Tax Foreclosed Property: Tax Parcel No. RD000010200110 with a Legal Description of Ryder Lots 10 & 11 B2 Ryder-S161

9:30 a.m.

Board Interviews

REGULAR COMMISSION MEETING 01/02/2024 BILL LIST

GENERAL BILLS

CHECK #	VENDOR	DESCRIPTION	AMOUNT
	EISENZIMMER, GRANT J	OVERNIGHT PER DIEM EXTRADITION ST CLOUD MN--SHERIFF	\$70.20
	ND ASSOC OF COUNTIES	2024 WORKERS COMP ESTIMATED PREMIUM--INSURANCE	\$302,788.21
	ND DEPT HUM SERV	INMATE MEDICAL - JUNE 2023--JAIL OPS	\$5,874.38
	ND DEPT HUM SERV	INMATE MEDICAL - AUGUST 2023--JAIL OPS	\$10,568.36
	OTIS ELEVATOR CO INC	ELEVATOR SERVICE CALL FOR JAIL--FACILITY MGMT	\$2,190.00
	TURNKEY CORRECTIONS	BLANK CHECK STOCK--COMMISSARY	\$92.00
	TYLER TECHNOLOGIES INC	2024 ANNUAL MAINTENANCE - TAXWISE/SCHOOL ERP & CASH RECEIPTING--GEN	\$84,372.58
	UNITED MAILING SERVICES INC	POSTAGE - 12/11/23 - 12/22/23--HUMAN SERVICES	\$182.10
	UNITED MAILING SERVICES INC	SERVICES - 12/11/23 - 12/22/23--HUMAN SERVICES	\$69.17
	UNITED MAILING SERVICES INC	POSTAGE 12/11/23 - 12/22/23--GENERAL	\$1,073.91
	UNITED MAILING SERVICES INC	SERVICES 12/11/23 - 12/22/23--GENERAL	\$272.21
	WESTERMAN, DUSTIN R	OVERNIGHT PER DIEM EXTRADITION ST CLOUD MN--SHERIFF	\$70.20
	WESTERN AGENCY INC	ADDED 2023 SIVERADO - HIGHWAY--INSURANCE	\$136.00
		Total General Bills:	\$407,759.32

PARK BOARD BILLS

CHECK #	VENDOR	DESCRIPTION	AMOUNT
		Total Park Board Bills:	\$0.00

ROAD/HIGHWAY BILLS

CHECK #	VENDOR	DESCRIPTION	AMOUNT
		Total Road/Highway Bills:	\$0.00

VISION ZERO BILLS

CHECK #	VENDOR	DESCRIPTION	AMOUNT
			\$0.00
		Total Vision Zero Bills:	\$0.00

GRAND TOTAL \$407,759.32



Planning and Zoning Admin.
701-857-6405
PO Box 5005
Minot, ND 58702-5005

DATE: January 2, 2024
TO: Ward County Board of Commissioners
FROM: Beth Pietsch, Planning and Zoning Administrator
SUBJECT: Planning and Zoning Items from Planning Commission

MEMORANDUM

Plat

1. David Blume

Application for a **Plat** for the following described property:

Proposed Outlot 5 being a Port of SE Sec 17-157-82, Tatman Twp

The proposed outlot is 5.38 acres and will contain one Quonset, 7 round bins and a shelterbelt. The applicant is requesting the proposed outlot to be sold to the current owner of Outlot 3 to expand his yard/farmstead. Ward County zoning applies with the township recommending approval.

Planning Commission recommends Approval of the Outlot Plat Application based on finding of facts and staff recommendations.

2. Josh Cogdill

Application for a **Plat** for the following described property:

Proposed Outlots 8&9 being a portion of Outlot 7 of Sec 33-156-84
Kirkelie Twp

The applicant is proposing to parcel two outlots, proposed outlot 8 is 3.90 acres, proposed outlot 9 is 2.61 acres. These outlots are for future residential purposes. Ward County zoning applies with the township recommending approval.

Planning Commission recommends Approval of the Outlot Plats Application based on finding of facts and staff recommendations.

**Planning/Zoning Office**

900 13th St. SE • P.O. Box 5005 • Minot, ND 58702-5005 • (701) 838-2810 • Fax (701) 838-3801

PLAT APPLICATION \$50/LOT**APPLICANT INFORMATION**Name: David BlumePhone: 701-371-7842

Email Address:

Mailing Address: Box 145 Kathryn, ND 58049**SUBJECT PROPERTY INFORMATION**Proposed Name of Plat(s): Outlot 5Legal Description: 17-157-82

Address: (If Applicable)

Proposed use: Residential

Existing Use:

Number of Lots Proposed: 1**OWNER OF RECORD INFORMATION**Name: David BlumePhone: 701-371-7842Address: Box 145 Kathryn, ND 58049

Email Address:

If applicant is different than the owner, please explain the position of the applicant as to the property in question:**SIGNATURE**☒ I, the undersigned, hereby certify that the statements contained herein are true and correct to the best of my knowledge.Signature of applicant: [Signature]Date: 11-12-23**** Please submit with this application, an official, notarized and signed surveyor's plat. All Landowners names and signatures must the plat.****OFFICIAL USE**

Current Zoning:

Paid: Yes / No

Amount Paid:

Payment method/date:

Date Received:

Received By:

Staff Check List:

- ☐ Tnsp rcmd sent _____ Received _____
- ☐ WRD rcmd sent _____ Received _____
- ☐ Rcdr Rvw sent _____ Received _____
- ☐ Staff report written

PC Action:

CC Action:



PO Box 5005
Minot, ND 58702-5005
(701) 857-6405

Planning Commission Staff Report

Item #: 3

Recommendations

Staff: **Approval w/conditions**

Township: **Approval w/o conditions**

Water Board: **Approval w/ conditions**

Meeting Date: December 21, 2023

Applicant: David Blume
PO Box 145 Kathryn, ND 58049
701-371-7842

Owner: David Blume

Current legal description: SE Less Olts 1,2,3 & 4 Sec 17-157-82

Proposed legal description: Outlot 5 Lying in the SE ¼ S17-157-82

Address: (if applicable) N/A

Township: Tatman Twp

Current Zoning: Ward County Rural

Zoning Ordinance Reference: Ward County Zoning Dist. 1

PROJECT DESCRIPTION:

The applicant is requesting the proposed outlot to be sold to the current owner of Outlot 3 to expand his yard/farmstead. The proposed outlot is 5.38 Acres and will contain one Quonset, 7 round bins and a shelterbelt.

RECOMMENDATION:

Staff recommends approval based on the findings of fact, recommendations from the township, Water Board and County Highway Department.

FINDINGS OF FACT:

1. Proposed Outlot 5 is 5.38 acres and is part of a farmstead.
2. The land is currently agricultural.



PLANNING AND ZONING CONSIDERATIONS:

The applicant is proposing to parcel an outlet to be sold to the current owner of Outlet 3. The proposed Outlet 5 is 5.38 acres. The proposed outlet meets the 2.00 acre Ward County minimum.

HIGHWAY ENGINEERING CONSIDERATIONS:

Outlet 5 is proposed to be accessed by an existing 40ft access easement which will grant access to the lot. Please note the access does pass near an existing residence and through the middle of the yard of outlet 3. This would be the only platted access off of the section line.



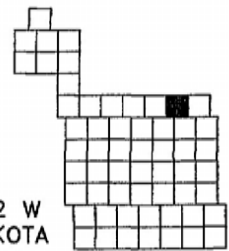
TOWNSHIP RECOMMENDATION:

Based upon review Tatman Township has responded and the Tatman Township Board of Supervisors has recommended the plat be approved without comment or objection.

WATERBOARD RECOMMENDATION:

Based upon review and recommendation of the Water Resource Board Engineer, the plat is returned without objection but with the following recommendations:

1. *A storm water management plan may be required if the subject property:
- has a special use permit applied for*
2. *No development as a result of this plat should obstruct any watercourse or divert surface water flows.*



CODE: TA



**ACKERMAN SURVEYING
& ASSOCIATES, INC.**

*Lot Surveys - Subdivisions - Land Boundaries - Land Planning
Topographic & Construction Surveys - GPS Services*

Roffly B. Ackerman, Robby L. Beard & Aaron J. Anderson
Registered Land Surveyors

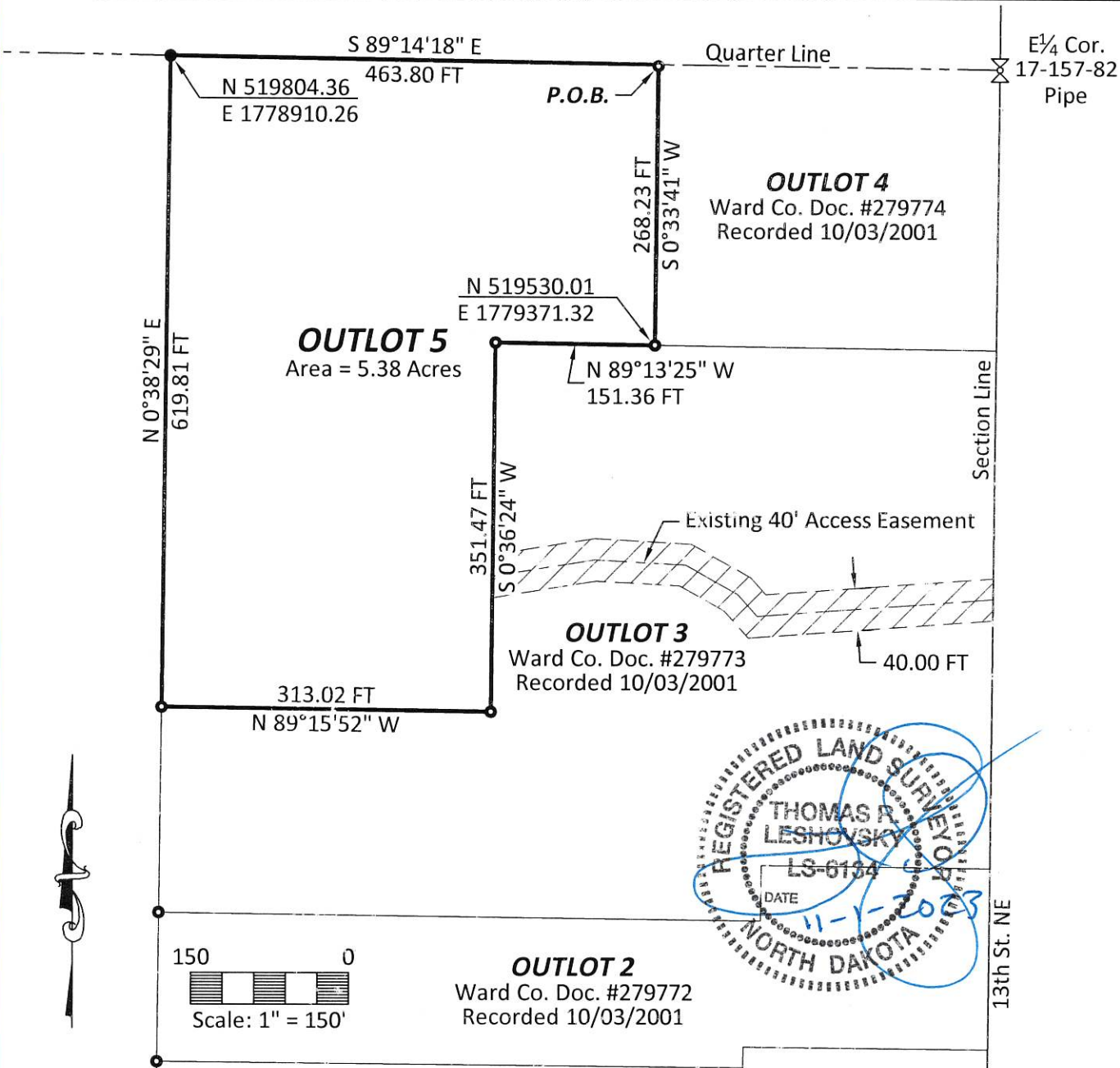
6008 Highway 2 East • **Minot, ND 58701**

(701) 838-0786
Fax: (701) 837-1590

www.ackermansurvey.com
email: landsurvey@art.com

PLAT OF OUTLOT 5

of _____ lying in the SE¼, Section _____ 17 _____, Township _____ 157 N _____, Range _____ 82 W
Owners _____ David Blume



- NOTES:**
- - Denotes Property Corners Set 18" #5 Rebar with PLS Cap #6134
 - - Denotes Property Corners Found
 - ⊗ - Denotes Section Corners
 - ⊗ - Denotes Quarter Corners
 - ▨ - Denotes Existing Access Easement
- Basis of Bearing and Coordinates obtained from NGS OPUS Solution NAD 83 North Dakota North (3301) Int. Feet.
- Bearings and Distances may vary from previous plats due to different methods of measurement.
- Plat is subject to all prior Easements of record.

DESCRIPTION:

Outlot 5 of _____ lying in the SE¼, Section 17, Township 157 N, Range 82 W described as follows:

Beginning at the Northwest Corner of Outlot 4, a Plat being on file at the Ward County Recorder's Office, lying in the Southeast Quarter of Section 17, Township 157 N, Range 82 W, of the 5th Principal Meridian, Ward County, North Dakota; Thence S 0°33'41" W, on the West Line, of said Outlot 4, a distance of 268.23 FT, to the Southwest Corner of said Outlot 4; Thence N 89°13'25" W, on a Property Line of Outlot 3, a Plat being on file at the Ward County Recorder's Office, a distance of 151.36 FT, to a Property Corner of said Outlot 3; Thence S 0°36'24" W, on a Property Line of said Outlot 3, a distance of 351.47 FT, to a Property Corner of said Outlot 3; Thence N 89°15'52" W, on a Property Line of said Outlot 3, a distance of 313.02 FT, to a Property Corner of said Outlot 3; Thence N 0°38'29" E, a distance of 619.81 FT, to a Point being on the East-West Quarter Line, of said Section 17; Thence S 89°14'18" E, on the East-West Quarter Line, of said Section 17, a distance of 463.80 FT, to the Point of Beginning.

Said described tract of land contains 5.38 Acres more or less.

THE UNDERSIGNED, Owners of the within described property, in accordance with the provisions of Sec. 57-02-39, Revised Code of 1943, and upon demand of the County Auditor of Ward County, North Dakota, have caused to be made the within and foregoing plat of said land with the lots as herein described, hereby donate and dedicate all the streets and alleys hereon shown to the public for public use, and have caused the same to be placed on record, as provided by law.

IN TESTIMONY WHEREOF the said owner has here unto set his hand and seal this 13th day of Nov., 2023.

Signed in the presence of 
(Seal)

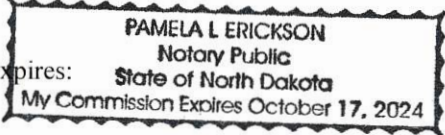
(Seal)

(Seal)

STATE OF NORTH DAKOTA }ss
County of Barnes

On this 13th day of Nov. in the year 2023, before me, a Notary Public in and for said County and State, personally appeared _____

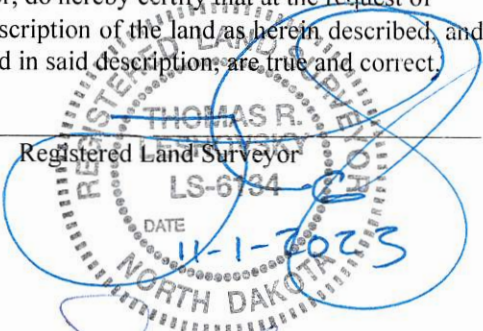
known to me to be the person who described in, and who executed the foregoing instrument and acknowledged that he executed the same.

My Commission Expires:  Pamela L. Erickson
Notary Public

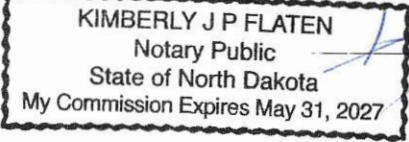
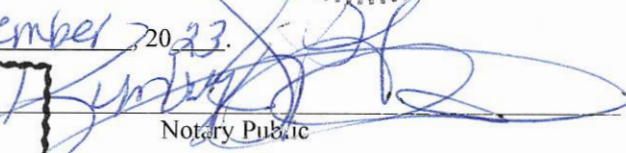
SURVEYOR'S CERTIFICATE

I, Thomas R. Leshovsky Registered Land Surveyor, do hereby certify that at the request of David Blume made the within and foregoing plat and description of the land as herein described, and that the lots, distances, area and location, as indicated on said plat and contained in said description, are true and correct.

STATE OF NORTH DAKOTA }ss
County of Ward


Registered Land Surveyor

Subscribed and sworn to before me this 15th day of November, 2023.

My Commission Expires:  
Notary Public

Approved _____, 20____ Approved _____, 20____

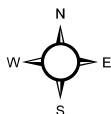
Tatman
T157 R82

Outlot 5

13TH ST-NE

17

16



David Blume Outlot Plat Application S17-T157-R82



11-12-2023

Planning and Zoning board:

The proposed lot is part of a farmstead. The proposed lot is to be sold to the current owner of outlot #3 to expand his yard.

The lot[#]5 contains one quonset, 7 round bins, and a shelterbelt.

David Blume

David Blume
SE 17-157-82
0415

Recorders Outlot Plat Checklist:

Property Outlot coming out of
looks to be correct

✓ ☒ YES NO

Signed by parties we show on deed
Doc # 3036477

☒ YES NO

Signed by Surveyor

☒ YES NO

Notarized (signer(s) & surveyor)

☒ YES ☐ NO in complete
Notary

Surveyor's Seal on drawing on front
And on back with signatures

☒ YES NO

Outlot Number Available

☒ YES NO

Additional Comments:

1/3 2797773 Doc. # for outlot 3 being referenced is incorrect
1/3 2797772 Doc. # for outlot 2 being referenced is incorrect
1/3 2797774 Doc. # for outlot 4 being referenced is incorrect

Initial Recorder Review David Blume 11-28-23 Date

Final P & Z Review _____ Date

Final Recorder Review _____ Date

WE corrected
* TYPO ON Doc #s
* COULD BE RECORDED w/o CORRECTIONS

Township Board Plat Recommendation

TO: Board of Ward County Commissioners

The Tatman Township Board, Ward County, North Dakota has reviewed the plat for which David Blume, has requested approval.

The plat is described as:

Outlot 5 lying in the SE1/4 of Section 17-157-82

It is the conclusion of the Township Board of Supervisors that:

☒ the plat be approved

☐ the plat not be approved, because _____

Comments or suggestions for amendment: _____

Signed: _____


Chairman Tatman Township Board of Supervisors

Date: _____

11/29/23

**Planning/Zoning Office**

900 13th St. SE • P.O. Box 5005 • Minot, ND 58702-5005 • (701) 838-2810 • Fax (701) 838-3801

PLAT APPLICATION \$50/LOT**APPLICANT INFORMATION**Name: Josh Cogdill Phone: 701-721-2938

Email Address:

Mailing Address: P.O. Box 239 Burlington, ND 58707**SUBJECT PROPERTY INFORMATION**Proposed Name of Plat(s): Dist Lot 8Legal Description: 33-156-84

Address: (If Applicable)

Proposed use: Existing Use: Number of Lots Proposed: 1**OWNER OF RECORD INFORMATION**Name: Josh Cogdill Phone: 701-721-2938Address: P.O. Box 239 Burlington, ND 58707

Email Address:

If applicant is different than the owner, please explain the position of the applicant as to the property in question:**SIGNATURE**☒ I, the undersigned, hereby certify that the statements contained herein are true and correct to the best of my knowledge.Signature of applicant: [Signature] Date:**** Please submit with this application, an official, notarized and signed surveyor's plat. All Landowners names and signatures must the plat.****OFFICIAL USE**

Current Zoning:	Paid: ☒ Yes / ☐ No	Amount Paid: <u>\$50.00</u>	Payment method/date: <u>CHECK #5341 11/09/2023</u>
Date Received: <u>11/09/2023</u>	Received By: <u>Aaron Rust</u>		
Staff Check List: ☐ Tnsp rcmd sent _____ Received _____ ☐ WRD rcmd sent _____ Received _____ ☐ Rcdr Rvw sent _____ Received _____ ☐ Staff report written _____	PC Action:		CC Action:

**Planning/Zoning Office**

900 13th St. SE • P.O. Box 5005 • Minot, ND 58702-5005 • (701) 838-2810 • Fax (701) 838-3801

PLAT APPLICATION \$50/LOT**APPLICANT INFORMATION**Name: Josh CogdillPhone: 701-721-2938

Email Address:

Mailing Address: P.O. Box 239 Burlington, ND 58707**SUBJECT PROPERTY INFORMATION**Proposed Name of Plat(s): Outlot 9Legal Description: 33-150-84

Address: (If Applicable)

Proposed use:

Existing Use:

Number of Lots Proposed: 1**OWNER OF RECORD INFORMATION**Name: Josh CogdillPhone: 701-721-2938Address: P.O. Box 239 Burlington, ND 58707

Email Address:

If applicant is different than the owner, please explain the position of the applicant as to the property in question:**SIGNATURE**☒ the undersigned, hereby certify that the statements contained herein are true and correct to the best of my knowledge.Signature of applicant: Josh Cogdill

Date:

**** Please submit with this application, an official, notarized and signed surveyor's plat. All Landowners names and signatures must the plat.**

OFFICIAL USE

Current Zoning:

Paid: ☒ Yes ☐ NoAmount Paid: \$50.00Payment method/date: CHECK #5341 11/09/2023Date Received: 11/09/2023Received By: Barbara Rust

Staff Check List:

- ☐ Tnsp rcmd sent _____ Received _____
- ☐ WRD rcmd sent _____ Received _____
- ☐ Rcdr Rvw sent _____ Received _____
- ☐ Staff report written

PC Action:

CC Action:



PO Box 5005
Minot, ND 58702-5005
(701) 857-6405

**Planning Commission
Staff Report**

Item #: 4

Recommendations

Staff: Approval w/conditions

Township: Approval w/o conditions

Water Board: Approval w/conditions

Meeting Date: December 21, 2023

Applicant: Josh Cogdill

PO Box 239, Burlington, ND 58722
701-371-7842

Owner: Joshua & Any Cogdill

Current legal description: Olt 7, A Por of Olt 2 S33-165-84

Proposed legal description: Outlot 8 being a Portion of Outlot 7 S33-156-84
Outlot 9 being a Portion of Outlot 7 S33-156-85

Address: (if applicable) 12200 Hwy 2 & 52 W

Township: Kirkelie Township

Current Zoning: Ward County Rural

Zoning Ordinance Reference: Ward County Zoning Dist. 2

PROJECT DESCRIPTION:

The applicant is requesting two proposed outlots for future residential purposes.

RECOMMENDATION:

Staff recommends approval based on the findings of fact, recommendations from the township, Water Board and County Highway Department.

FINDINGS OF FACT:

1. Proposed Outlot 8 is 3.90 acres and Outlot 9 is 2.61 acres.
2. The land is currently residential and will be used for residential purposes.
3. The outlots have access from Hwy 52.

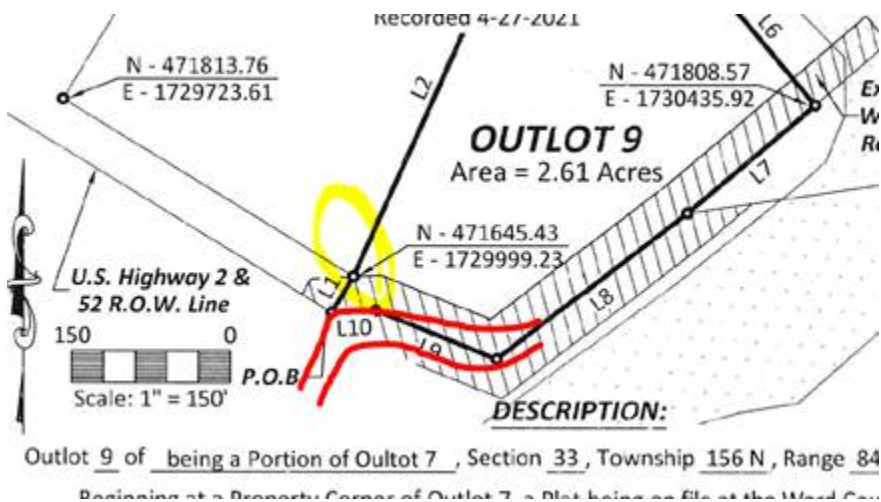


PLANNING AND ZONING CONSIDERATIONS:

The applicant is proposing to parcel two outlots for residential purposes. Outlot 8 is 3.90 acres and Outlot 9 is 2.61 acres. The proposed outlots meets the 2.00 acre Ward County minimum.

HIGHWAY ENGINEERING CONSIDERATIONS:

Outlots 8 & 9 propose to share the existing access onto US 2&52. An easement may need to be created to address how Outlot 8 will access their property since they will either need to travel across outlot 9 or outlot 6 for a very short distance. There may need to be a small access easement granted for outlot 8



TOWNSHIP RECOMMENDATION:

Based upon review Kirkelie Township has responded and the Kirkelie Township Board of Supervisors has recommended the plat be approved without comment or objection.

WATERBOARD RECOMMENDATION:

Based upon review and recommendation of the Water Resource Board Engineer, the plat is returned without objection but with the following recommendations:

1. *A storm water management plan may be required if the subject property:
- has a special use permit applied for*
2. *No development as a result of this plat should obstruct any watercourse or divert surface water flows.*

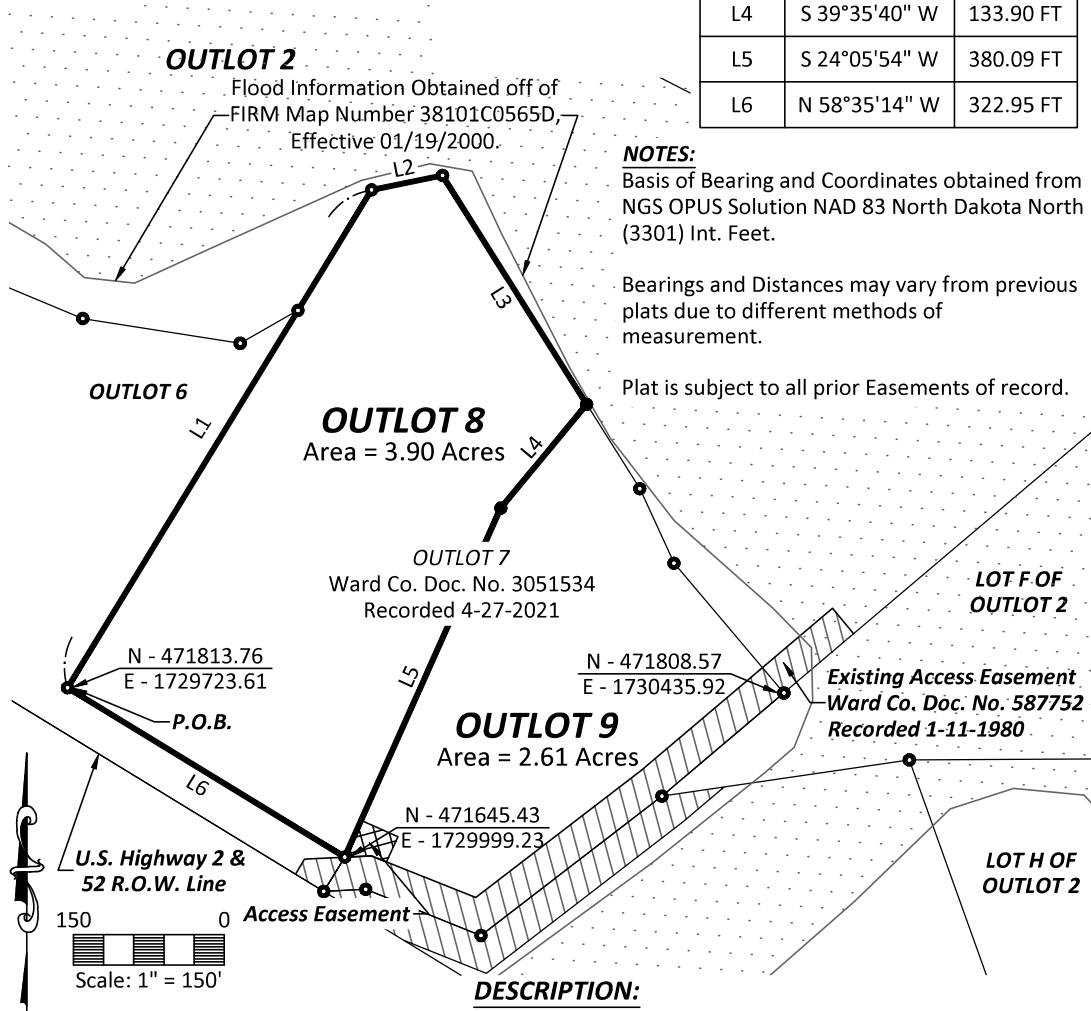
PLAT OF OUTLOT 8

of being a Portion of Outlot 7, Section 33, Township 156 N, Range 84 W

Owners Joshua & Amy Cogdill

- - Denotes Property Corners Set
18" #5 Rebar with PLS Cap #6134
- - Denotes Property Corners Found
- - Denotes R.O.W. Monument
- ⊠ - Denotes Section Corners
- ⊞ - Denotes Quarter Corners
- ▨ - Denotes Existing 66 FT
Access Easement

Line Table		
Line #	Direction	Length
L1	N 31°24'46" E	580.10 FT
L2	N 78°28'00" E	71.95 FT
L3	S 32°11'26" E	268.99 FT
L4	S 39°35'40" W	133.90 FT
L5	S 24°05'54" W	380.09 FT
L6	N 58°35'14" W	322.95 FT



NOTES:

Basis of Bearing and Coordinates obtained from
NGS OPUS Solution NAD 83 North Dakota North
(3301) Int. Feet.

Bearings and Distances may vary from previous
plats due to different methods of
measurement.

Plat is subject to all prior Easements of record.

Outlot 8 of being a Portion of Outlot 7, Section 33, Township 156 N, Range 84 W described as follows:

Beginning at the Southwest Property Corner of Outlot 7, a Plat being on file at the Ward County Recorder's Office, lying in Section 33, Township 156 N, Range 84 W, of the 5th Principal Meridian, Ward County, North Dakota; Thence N 31°24'46" E, on a Boundary Line of said Outlot 7, a distance of 580.10 FT; Thence N 78°28'00" E, on a Boundary Line of said Outlot 7, a distance of 71.95 FT; Thence S 32°11'26" E, on a Boundary Line of said Outlot 7, a distance of 268.99 FT; Thence S 39°35'40" W a distance of 133.90 FT; Thence S 24°05'54" W a distance of 380.54 FT to a Point being on a Boundary Line of said Outlot 7; Thence N 58°35'14" W, on a Boundary Line of said Outlot 7, a distance of 322.95 FT, to the Point of Beginning.

Said described tract of land contains 3.90 Acres more or less.



WOLD
ENGINEERING, P.C.

Bottineau: 228-2292
Minot: 852-0338
Bismarck: 258-9227

THE UNDERSIGNED, Owners of the within described property, in accordance with the provisions of Sec. 57-02-39, Revised Code of 1943, and upon demand of the County Auditor of Ward County, North Dakota, have caused to be made the within and foregoing plat of said land with the lots as herein described, hereby donate and dedicate all the streets and alleys hereon shown to the public for public use, and have caused the same to be placed on record, as provided by law.

IN TESTIMONY WHEREOF the said owner has here unto set their hand 5 and seal this 9th day of November, 2023

Signed in the presence of
(Seal)

(Seal)

(Seal)

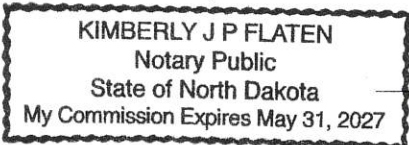
STATE OF NORTH DAKOTA }ss

County of Ward

On this 9th day of November in the year 2023, before me, a Notary Public in and for said County and State, personally appeared _____

Joshua and Amy Cogdill
known to me to be the person who described in, and who executed the foregoing instrument and acknowledged that he executed the same.

My Commission Expires:



Notary Public

SURVEYOR'S CERTIFICATE

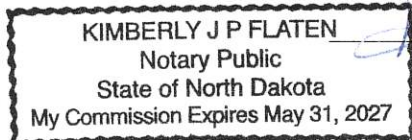
I, Thomas R. Leshovsky Registered Land Surveyor, do hereby certify that at the request of Joshua Cogdill made the within and foregoing plat and description of the land as herein described, and that the lots, distances, area and location, as indicated on said plat and contained in said description, are true and correct.

STATE OF NORTH DAKOTA }ss

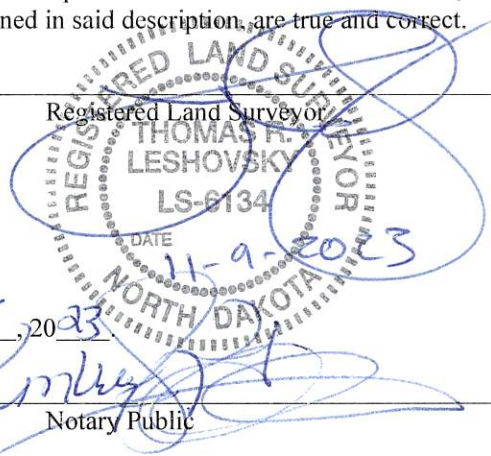
County of Ward

Subscribed and sworn to before me this 9th day of November, 2023

My Commission Expires:



Notary Public



Approved _____, 20____

Approved _____, 20____

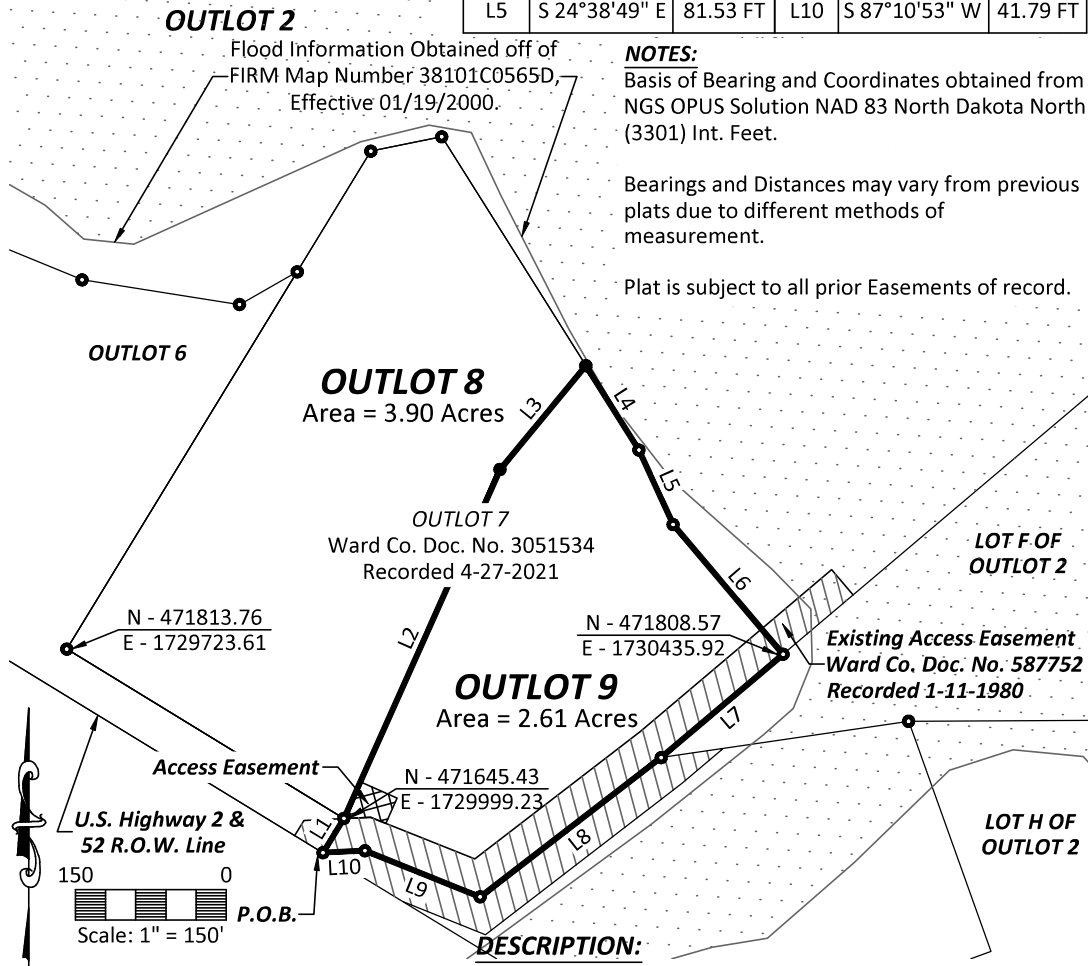
PLAT OF OUTLOT 9

of being a Portion of Outlot 7, Section 33, Township 156 N, Range 84 W

Owners Joshua & Amy Cogdill

- - Denotes Property Corners Set 18" #5 Rebar with PLS Cap #6134
- - Denotes Property Corners Found
- - Denotes R.O.W. Monument
- ⊠ - Denotes Section Corners
- ⊞ - Denotes Quarter Corners
- ▨ - Denotes Existing 66 FT Access Easement

Line Table					
Line #	Direction	Length	Line #	Direction	Length
L1	N 31°24'46" E	40.00 FT	L6	S 40°16'55" E	169.16 FT
L2	N 24°05'54" E	380.09 FT	L7	S 49°45'06" W	158.89 FT
L3	N 39°35'40" E	133.90 FT	L8	S 52°25'23" W	227.09 FT
L4	S 32°11'30" E	99.10 FT	L9	N 68°09'07" W	123.42 FT
L5	S 24°38'49" E	81.53 FT	L10	S 87°10'53" W	41.79 FT



Outlot 9 of being a Portion of Outlot 7, Section 33, Township 156 N, Range 84 W described as follows:

Beginning at the Southwest Property Corner of Outlot 7, a Plat being on file at the Ward County Recorder's Office, lying in Section 33, Township 156 N, Range 84 W, of the 5th Principal Meridian, Ward County, North Dakota; Thence N 31°24'46" E, on a Boundary Line of said Outlot 7, a distance of 40.00 FT; Thence N 24°05'54" E, a distance of 380.09 FT; Thence N 39°35'40" E, a distance of 133.90 FT to a point on the Boundary Line of said Outlot 7; Thence S 32°11'30" E, on a Boundary Line of said Outlot 7, a distance of 99.10 FT; Thence S 24°38'49" E, on a Boundary Line of said Outlot 7, a distance of 81.53 FT; Thence S 40°16'55" E, on a Boundary Line of said Outlot 7, a distance of 169.16 FT; Thence S 49°45'06" W, on a Boundary Line of said Outlot 7, a distance of 158.89 FT; Thence S 52°25'23" W, on a Boundary Line of said Outlot 7, a distance of 227.09 FT; Thence N 68°09'07" W, on a Boundary Line of said Outlot 7, a distance of 123.42 FT; Thence S 87°10'53" W, on a Boundary Line of said Outlot 7, a distance of 41.79 FT, to the Point of Beginning.

Said described tract of land contains 6.51 Acres more or less.



WOLD
ENGINEERING, P.C.

Bottineau: 228-2292
Minot: 852-0338
Bismarck: 258-9227

THE UNDERSIGNED, Owners of the within described property, in accordance with the provisions of Sec. 57-02-39, Revised Code of 1943, and upon demand of the County Auditor of Ward County, North Dakota, have caused to be made the within and foregoing plat of said land with the lots as herein described, hereby donate and dedicate all the streets and alleys hereon shown to the public for public use, and have caused the same to be placed on record, as provided by law.

IN TESTIMONY WHEREOF the said owner has here unto set their hand S and seal this 9th day of November, 2023.

Signed in the presence of
(Seal) Jan Coghill
amy coghill
(Seal)
(Seal)

STATE OF NORTH DAKOTA }ss
County of Ward
On this 9th day of November in the year 2023, before me, a Notary Public in and for said County and State, personally appeared

Joshua and Amy Coghill
known to me to be the person who described in, and who executed the foregoing instrument and acknowledged that he executed the same.

My Commission Expires:

KIMBERLY J P FLATEN
Notary Public
State of North Dakota
My Commission Expires May 31, 2027

[Signature]
Notary Public

SURVEYOR'S CERTIFICATE

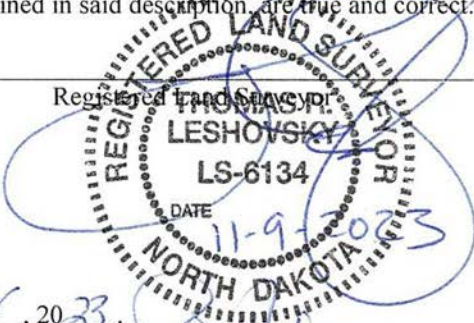
I, Thomas R. Leshovsky Registered Land Surveyor, do hereby certify that at the request of Joshua Cogdill made the within and foregoing plat and description of the land as herein described, and that the lots, distances, area and location, as indicated on said plat and contained in said description, are true and correct.

STATE OF NORTH DAKOTA }ss
County of Ward

Subscribed and sworn to before me this 9th day of November, 2023.

KIMBERLY J P FLATEN
Notary Public
State of North Dakota
My Commission Expires May 31, 2027

[Signature]
Notary Public



Approved _____, 20____ Approved _____, 20____

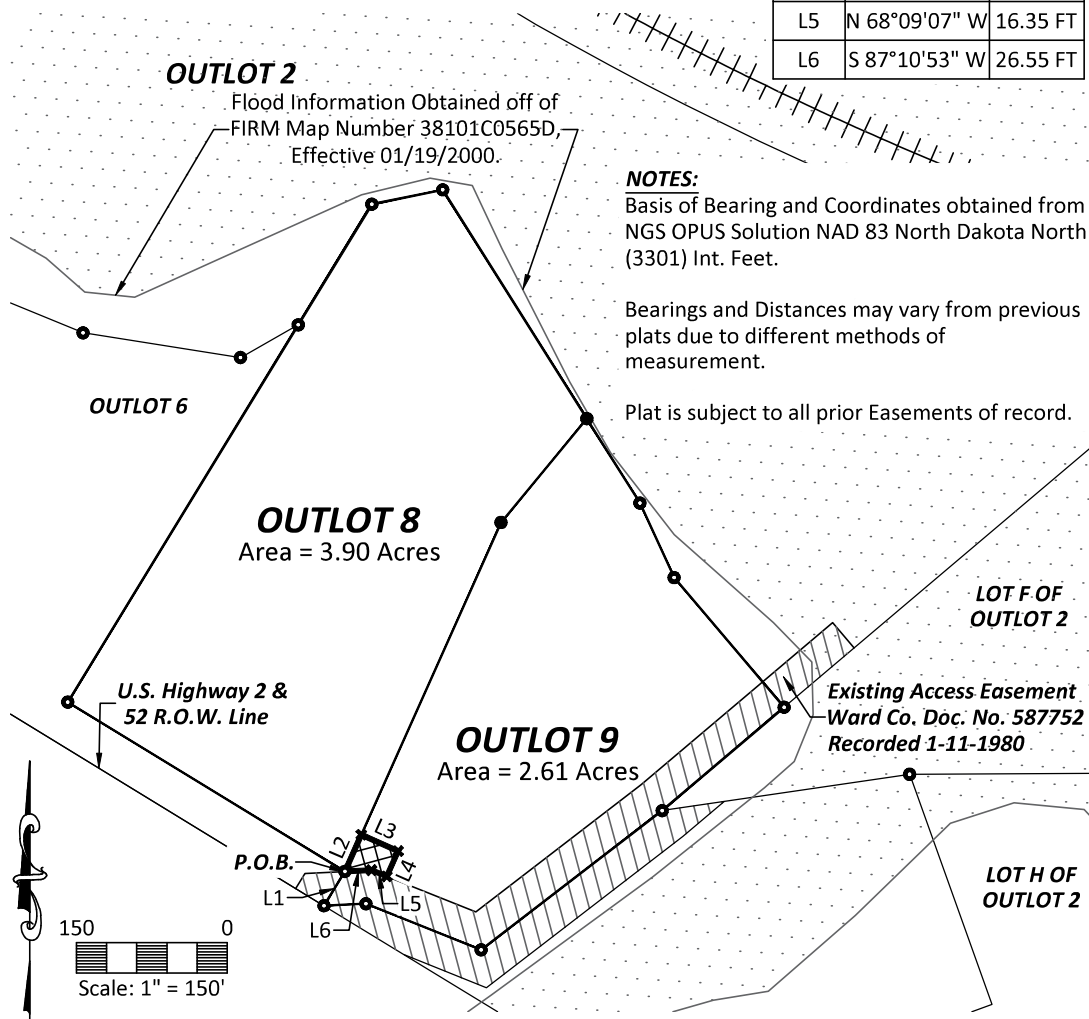
EXHIBIT "A"

of being a Portion of Outlot 9, Section 33, Township 156 N, Range 84 W

Owners Joshua & Amy Cogdill

- - Denotes Property Corners Set
18" #5 Rebar with PLS Cap #6134
- - Denotes Property Corners Found
- - Denotes R.O.W. Monument
- ⊠ - Denotes Section Corners
- ⊞ - Denotes Quarter Corners
- ▨ - Denotes Existing 66 FT
Access Easement

Line Table		
Line #	Direction	Length
L1	N 31°24'46" E	39.91 FT
L2	N 24°05'54" E	40.00 FT
L3	S 65°54'06" E	40.00 FT
L4	S 24°05'54" W	27.42 FT
L5	N 68°09'07" W	16.35 FT
L6	S 87°10'53" W	26.55 FT



ACCESS EASEMENT DESCRIPTION:

Comencing at the Southwest Property Corner of Outlot 9, Section 33, Township 156 N, Range 84 W, of the 5th Principal Meridian, Ward County, North Dakota; Thence N 31°24'46" E, a distance of 40.00 FT, to the Point of Beginning;

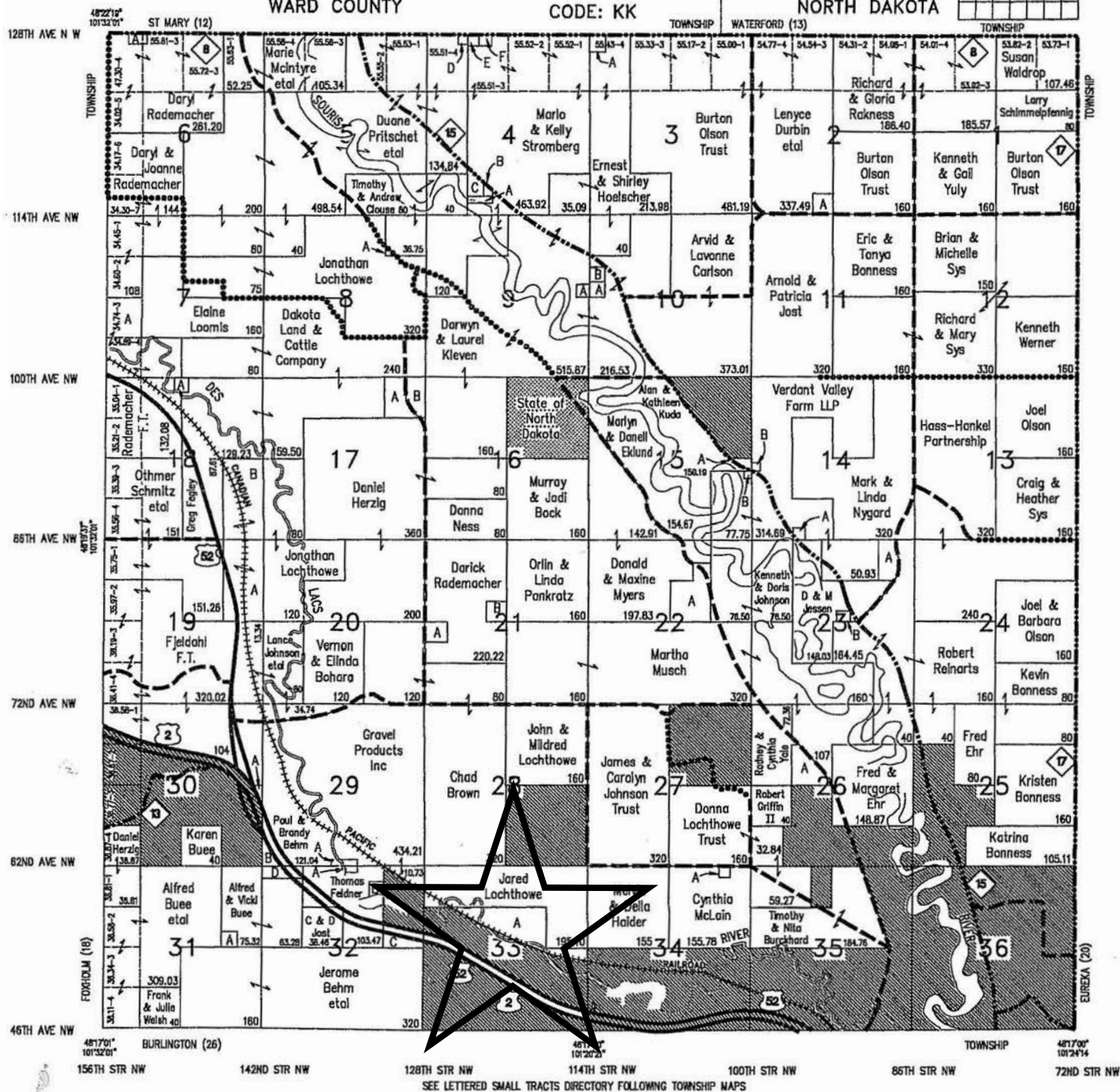
Thence N 24°05'54" E, a distance of 40.00 FT; Thence S 65°54'06" E, a distance of 40.00 FT; Thence S 24°05'54" W, a distance of 27.42 FT; Thence N 68°09'07" W, a distance of 16.35 FT; Thence S 87°10'53" W, a distance of 26.55 FT, to the Point of Beginning.

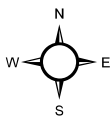
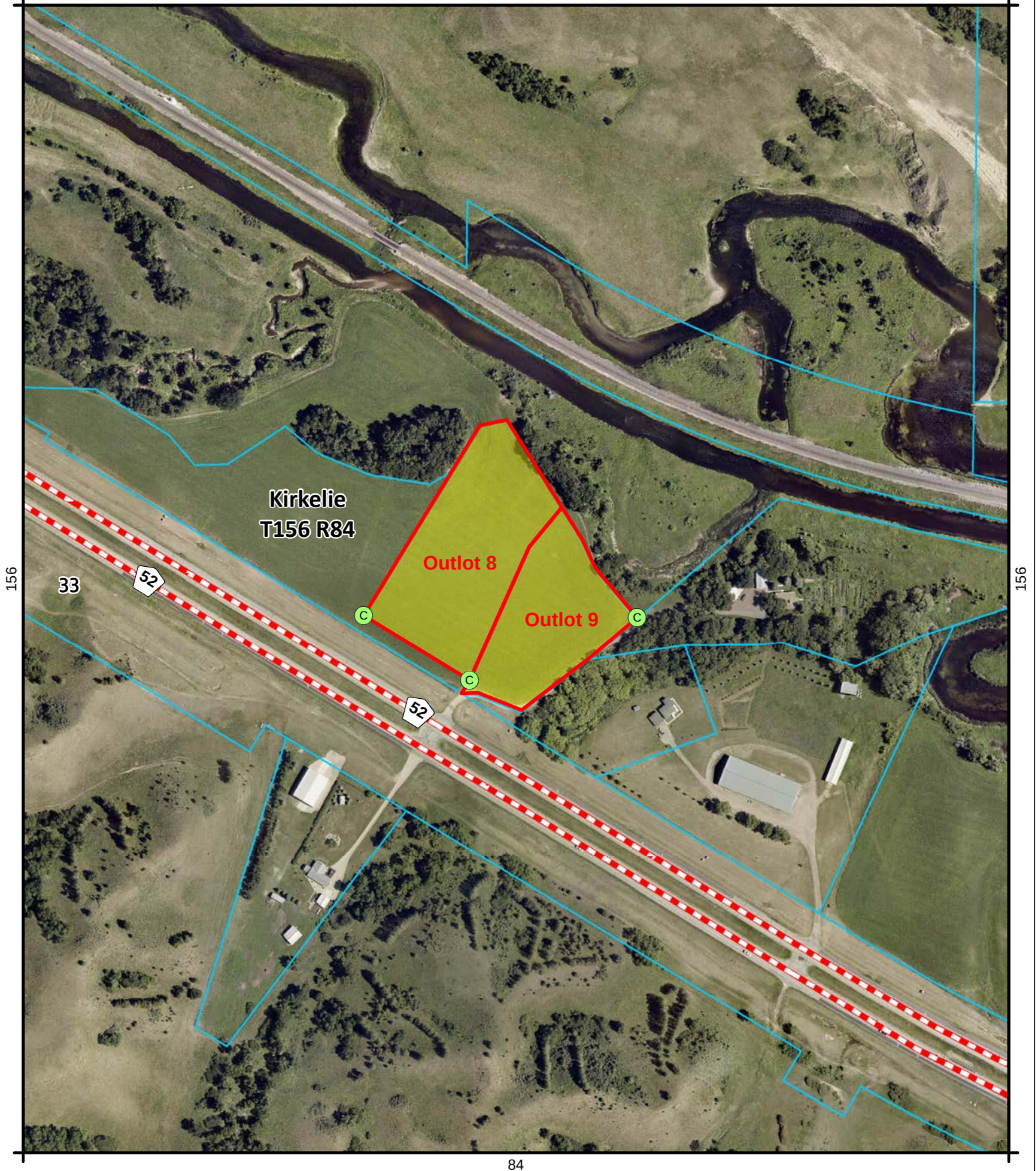
Said described tract of land contains 0.03 Acres more or less.



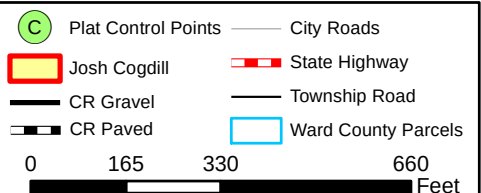
WOLD
ENGINEERING, P.C.

Bottineau: 228-2292
Minot: 852-0338
Bismarck: 258-9227





Josh Cogdill Outlot Plat Application S33-T156-R84



Township Board Plat Recommendation

TO: Board of Ward County Commissioners

The Kirkelie Township Board, Ward County, North Dakota has reviewed the plats for which Josh Cogdill, has requested approval.

The plat is described as:

Outlot 8 & 9 being a portion of Outlot 7 Section 33-156-84,
Kirkelie Township

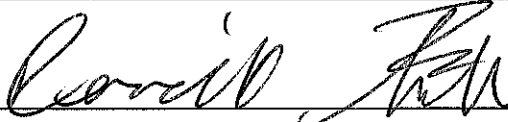
It is the conclusion of the Township Board of Supervisors that:

☒ the plats be approved

☐ the plats not be approved,

because _____

Comments or suggestions for amendment: _____

Signed: 
Chairman Kirkelie Township Board of Supervisors

Date: 11-29-23

Joshua & Amy Cogdill
Port. of 0+17 N¹/₂SW
33-156-84
0+1.9

Recorders Outlot Plat Checklist:

Property Outlot coming out of
looks to be correct

YES

NO

Signed by parties we show on deed
Doc #

YES

NO

3058815

Signed by Surveyor

YES

NO

Notarized (signer(s) & surveyor)

YES

NO

Surveyor's Seal on drawing on front
And on back with signatures

YES

NO

Outlot Number Available

YES

NO

Additional Comments:

Doc # FOR 0+17 BEING REFERENCED IS INCORRECT
S/B 3051564

*TYPO ON Doc IF COULD BE RECORDED w/ CORRECTION!

Initial Recorder Review Dan DeJohn 11-28-23 Date

Final P & Z Review _____ Date

Final Recorder Review _____ Date

Joshua & Amy Cogdill
Port. of Otl 7 N $\frac{1}{2}$ SW
33-156-84

Recorders Outlot Plat Checklist:

Property Outlot coming out of
looks to be correct

YES

NO

Otl 8

Signed by parties we show on deed
Doc #

YES

NO

3058815

Signed by Surveyor

YES

NO

Notarized (signer(s) & surveyor)

YES

NO

Surveyor's Seal on drawing on front
And on back with signatures

YES

NO

Outlot Number Available

YES

NO

Additional Comments:

Doc # For Otl 7 BEING REFERENCED IS INCORRECT
S/B 3051504

*TYPO on Doc# COULD BE RECORDED W/O CORRECTION

Initial Recorder Review Daniel John 11-28-23 Date

Final P & Z Review _____ Date

Final Recorder Review _____ Date

December 2023

Dear Neighbor,

WBI Energy Transmission owns and operates approximately 4,000 miles of high-pressure natural gas pipelines across Minnesota, Montana, North Dakota, South Dakota and Wyoming. Much of our pipeline system is buried underground, while other facilities related to our business are above ground (compressor stations, meter stations, valves, etc.). I am writing to you today to discuss parts of our pipeline system that are buried underground in your community.

You will find enclosed with this mailing a map of our pipeline that lies within your community. A portion of this pipeline is considered a High Consequence Area or HCA. From previous mailings you might recall that an HCA is considered to have the potential of endangering a large number of people if a pipeline failure occurs. In general, these areas can be described as:

- Areas that meet certain criteria of high population density
- Areas that contain populations of impaired mobility (schools, daycare facilities, preschools, hospitals, assisted living facilities etc.)
- Areas where people congregate (church facilities, parks, ball fields, etc.)

In accordance with federal regulations, WBI Energy Transmission has prepared a plan for managing the integrity of the pipeline that lies within this HCA. Our goal is to protect people, property and the environment through pipeline damage prevention measures. These measures include routine inspections, maintenance, corrosion protection, integrity management, continuous monitoring, public awareness programs and emergency response plans. It is important that you are familiar with our pipeline facilities in your community and the safety information contained on the back of this letter. By working together we can achieve the highest standard of safe operation of the pipeline.

Thank you for taking the time to become familiar with this important information. I hope you have a better understanding of our commitment to the safety of the communities where we are located. If you notice any suspicious activity near our pipeline, call our emergency number 1-888-859-7291. If you have questions or would like further information, please contact me at (406) 359-7316 or email pipelineinfo@wbienergy.com.

Sincerely,

Don Johnson

Pipeline Safety Management System Coordinator
WBI Energy Transmission

24-hour emergency number: 1-888-859-7291



**Know what's below.
Call before you dig.**

Locates

Most pipeline accidents occur when individuals dig and are not aware of buried pipelines. Help prevent pipeline incidents by knowing what is buried below. Call 811 before you dig. **IT'S FREE, AND IT'S THE LAW!** Calling 811 starts the process of informing owners and operators of underground utilities of your proposed excavation. Call at least 2 business days before excavation to allow underground utilities to be marked.

Pipeline markers

Because pipelines are underground, pipeline markers warn that a buried pipeline is located in the area. WBI Energy Transmission's emergency phone number can be found on all pipeline markers.

If damage occurs

If a pipeline is damaged, even if the damage only appears to be minor, please notify us immediately. It is important that we evaluate and have the opportunity to inspect and repair any damage, no matter how minor.

How to recognize a leak

Natural gas is a colorless, odorless gas that is lighter than air. Because natural gas is odorless, odorant is added to help consumers smell gas should a leak occur. However, you may not always be able to detect a leak by smell.

There are several other ways to detect an underground leak:

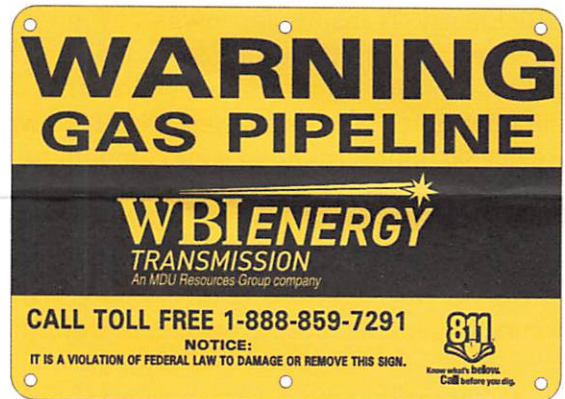
- A hissing sound
- Dirt being blown or thrown into the air
- Water being blown into the air at a pond, creek or river
- Dead grass / vegetation or a dry spot in a moist field
- Fire apparently coming from the ground or burning above the ground

In case of emergency

If released, natural gas will rise and diffuse rapidly. If you are in the area of a leaking or damaged pipeline, leave the area quickly. Do not turn on lights, smoke or anything that may cause a spark. Only use a phone when in a safe location. Remember emergency contact information can be found on all pipeline markers.

Pipeline emergency action will begin the moment we are notified of a situation. WBI Energy Transmission personnel and equipment will be dispatched to identify the emergency, control the flow of gas and make necessary repairs. We will coordinate our actions with fire, police and other public officials.

Fire, police and other public officials participating in a pipeline emergency shall do whatever they deem necessary to safeguard the public and property. If gas ignition has not occurred, precautions should be taken to prevent ignition. Do not extinguish burning gas. And please do not operate valves on our pipelines.



24-hour emergency number: 1-888-859-7291

WBI Energy Transmission High Consequence Areas within Ward County, ND

Temporary Housing HCA
Visitor Center HCA

ING Office + HCA

Dakota Boys Ranch HCA

New HCA

Legend For Official Use Only

- HCA Radii: 242.9' / 126.2'
- HCA Buffers
- HCA Buildings
- WBI Energy Pipeline

Date: 9/28/2023

WBI ENERGY
TRANSMISSION
An MDU Resources Group company

Created By:
Sherry Stanhope

0 0.4250.85 1.7 2.55 3.4 Miles



TO: NDIRF Member Officials

FROM: Brennan Quintus, NDIRF CEO

DATE: December 11, 2023

RE: 2024 NDIRF BOARD OF DIRECTORS ELECTION

Annually, at least two seats on the nine-member NDIRF Board of Directors are up for election. The election is held by member voting through solicitation of proxies by mail or voting in person at the NDIRF Annual Meeting. The 2024 NDIRF Annual Meeting will be held at 9:30 a.m. CDT on Wednesday, May 9, 2024, at the North Dakota Heritage Center in Bismarck.

Directorships representing the member categories of "Cities," "Counties," and "Others" are up for election in 2024. The incumbent board members are Chris West, City of Grafton Mayor ("Cities"), Scott Ouradnik, Slope County Commissioner ("Counties"), and Tyler Jacobson, Valley City Park and Recreation District Executive Director ("Others"). West and Jacobson will seek reelection in 2024. Ouradnik will not seek reelection in 2024.

Elected officers or employees of NDIRF members are eligible to serve on the NDIRF Board of Directors. Candidates must represent the member category electing a director each year (for example, "Cities," "Counties," and "Others" in 2024).

Any eligible person who wishes to be considered by the NDIRF Nominating Committee as a director candidate must complete and submit a Candidate Application Form by Jan. 31, 2024.

To obtain a copy of the form, please contact the NDIRF office and direct your request to CEO Brennan Quintus:

- Phone: (800) 421-1988
- Mail: P.O. Box 2258, Bismarck, ND 58502
- Email: Brennan.Quintus@ndirf.com

For North Dakota. For Local Government. For You.

PO Box 2258 • Bismarck, ND 58502 • ND Wats: 1-800-421-1988 • Local: 224-1988 • Fax: 1-701-224-0609 • www.ndirf.com

Marisa Haman

From: Shelly Weppler
Sent: Friday, December 22, 2023 9:29 AM
To: Marisa Haman
Subject: Fw: Organizational update: A message from Sara Stolt

Correspondence for Commission meeting. Letter from DHHS.

Shelly

Shelly C. Weppler
Ward County Commissioner
701-721-6979

"What you are will show in what you do." Thomas A. Edison

From: Frederick, Kristi L. <klfrederick@nd.gov>
Sent: Friday, December 22, 2023 7:51 AM
To: Hiedi Miller; Jason Olson; Mac McLeod; Rich Berg; Ruby, Matthew; Shelly Weppler
Subject: FW: Organizational update: A message from Sara Stolt

EXTERNAL email received. DO NOT open suspicious emails.
Good morning,

As I read this HHS org update, I had a little internal nudge to forward this on.

I hope all of you have a wonderful Christmas and New Year with family and friends!

K-

From: Hasbargen, Kristen <krhasbargen@nd.gov>
Sent: Thursday, December 21, 2023 4:37 PM
To: Zone Directors <zonedirectors@ndaco.org>
Subject: FW: Organizational update: A message from Sara Stolt

******* CAUTION:** This email originated from an outside source. Do not click links or open attachments unless you know they are safe. *********

From: Team DHHS <teamdhhs@nd.gov>
Sent: Thursday, December 21, 2023 4:19 PM
To: HHS All Team <hhsallteam@nd.gov>
Subject: Organizational update: A message from Sara Stolt



HHS Team:

I have an update to share related to the Health and Human Services executive leadership team.

Chief Financial Officer Arnie Strebe has announced his intention to resign his position effective Jan. 19, 2024.

Arnie joined the Department of Human Services in 2020, serving as its Chief Financial Officer and Chief Administrative Officer. In September 2023, he was appointed Chief Financial Officer for HHS. An experienced and compassionate leader, Arnie's versatile background and comprehensive business expertise has been instrumental in driving operational excellence and improving how we deliver health and human services to North Dakotans. His contributions extend to Team ND as well. Arnie served as the co-lead for the State's Continuity of Government Services during the pandemic, a role in which he helped guide 57 departments through a time of great change and a primarily work-from-home environment to continue to serve North Dakotans.

Improving how we work and serve together

During his time at HHS, Arnie and his team have increased financial capabilities and efficiencies, including implementing a new budget management system that improved the budgeting process across the agency. To support HHS legislative session work, they developed a financial playbook with a new financial process, ensuring a consistent standard operation was in place. Over the last two years, Arnie has led the ongoing HHS integration effort for finance, aligning processes and systems across two complex legacy agencies.

A strong advocate for team members, one of Arnie's lasting legacies is the development and implementation of a leadership development process and model for the finance team, ensuring finance team members with common knowledge and capabilities will support HHS for the future.

Together, these accomplishments and others have reduced operating expenses and provided an opportunity for HHS to reinvest funds in people, infrastructure and process improvement to ensure we continue to meet the health and well-being needs of North Dakotans.

Prior to joining HHS, Arnie, a former Army Ranger, spent nearly three decades in executive leadership roles across multiple industries including banking, sales, retail and manufacturing. He will be returning to the private sector to focus on his consulting

practice, which includes executive coaching and helping businesses succeed in North Dakota and beyond.

Interim Chief Financial Officer named

Donna Aukland, assistant chief financial officer, will serve as Interim Chief Financial Officer while a search is conducted for a new HHS Chief Financial Officer. I'm confident Donna and the finance team will continue supporting the financial and business priorities of HHS as we work to make North Dakota the healthiest state in the nation.

I am grateful for Arnie's service to North Dakotans and his support as a colleague and friend.

Please join me in wishing him success in his next chapter.

Thank you,

Sara Stolt
HHS Interim Commissioner

Minot, ND and Ward County Economy at a Glance



Dec 2023

WORKFORCE (Job Service North Dakota)

	Oct 2023	Sept 2023	Oct 2022	Oct 2021
Minot Unemployment Rate	1.5%	1.4%	1.5%	2.1%
Ward County Unemployment Rate	1.6%	1.5%	1.5%	2.1%
ND Unemployment Rate	1.4%	1.3%	1.4%	1.8%
US Unemployment Rate	3.6%	3.6%	3.4%	4.3%

SALES TAX COLLECTIONS (CITY OF MINOT, 1%, FINANCE)

	Oct 2023	Oct 2022	YTD 2023	YTD 2022
Minot	\$1,505,563.41	\$1,035,911.98	\$11,319,803.88	\$10,608,912.10

TAXABLE SALES & PURCHASES (OFFICE OF ND STATE TAX COMMISSIONER)

3rd Quarter	2023	2022	2021	2020
Minot	\$364,327,286	\$347,014,779	\$286,473,795	\$273,035,383
Ward County	\$410,004,451	\$386,255,076	\$318,369,668	\$283,662,614

REAL ESTATE (MINOT MULTIPLE LISTING)

	Oct 2023	Oct 2022	YTD 2023	YTD 2022
Number of single family homes sold in Minot	60	67	591	727
All Sold (Minot & rural surrounding area)	87	93	855	1,002
Average Sale Price for Minot	\$278,115	\$258,607	\$259,869	\$258,531
Average Sale Price All Market	\$254,500	\$252,088	\$245,925	\$250,003

TRANSPORTATION (MINOT INTERNATIONAL AIRPORT)

	Oct 2023	Oct 2022	YTD 2023	YTD 2022
Passenger Boardings	13,597	13,243	121,631	118,442

BUILDING (CITY OF MINOT COMMUNITY DEVELOPMENT DEPARTMENT)

	Oct 2023 Permits/Values	Oct 2022 Permits/Values	YTD 2023 Permits/Values	YTD 2022 Permits/Values
New Residential (Single Family, Townhouse & Condo)	25/\$3,318,868	6/\$1,203,000	87/\$13,844,220	52/\$ 10,346,000
New Commercial	\$3,456,380	\$1,159,000	\$92,723,880	\$79,442,443
Valuation of all permits	\$12,263,148	\$44,735,500	\$134,793,876	\$175,905,643

CONTRACT

THIS AGREEMENT entered into this 13th day of December, 2023 by and between WARD COUNTY, North Dakota, hereinafter called County, and KENMARE COMMUNITY DEVELOPMENT CORPORATION #2, Kenmare, North Dakota, hereinafter called KCDC:

WHEREAS, County does not have sufficient staff and personnel to carry on an effective advertising and promotional campaign within the limit of funds available to them; and

WHEREAS, KCDC is staffed and experienced in advertising and promoting industrial and business expansion in Ward County;

WITNESSETH:

1. County hereby agrees to hire KCDC to conduct an advertising and promotion campaign for Ward County.
2. KCDC hereby agrees to use its best efforts to advertise and promote the advantages of Ward County to business and industry and agrees to use its best efforts to attract and assist industry and business in locating within Ward County.
3. County hereby agrees to pay to KCDC the sum of \$27,000.00 in 2024 as full compensation, payable on or before April 15, 2024. KCDC hereby agrees to accept the same. KCDC agrees to certify to Ward County by July 31, 2024 that said funds were expended in the manner set out in paragraph two above or return the funds to Ward County prior to December 31, 2024.
4. KCDC hereby agrees that a member of the County Board shall be a member of the KCDC Board of Directors and shall approve or disapprove the conduct of KCDC in fulfilling this Agreement.
5. This Agreement shall continue in force for calendar year 2024, and may be renewed at the discretion of both parties for periods beyond 2024.

WARD COUNTY

BY: _____
Chair, Ward County Commissioners

KENMARE COMMUNITY
DEVELOPMENT CORP #2

BY: [Signature]
Chair, KCDC

ADDRESS: PO Box 353
Kenmare, ND 58746
PHONE: (701) 835-2254

ATTEST: _____
Ward County Auditor/Treasurer

ATTEST: [Signature]
Secretary

MOTION

Moved by Comm. _____, seconded by Comm. _____ to approve the

Quit Claim Deed for the following tax foreclosed property redeemed by previous owner:

Name of Purchaser

Description

SKAR, JAY & JILL

RYDER LOTS 10 & 11 B2 RYDER-S161

ADOPTED: January 2, 2024

Roll call: ____ Yes ____ No

Motion Carried / Denied

Chair
Ward County Board of Commissioners

ATTEST:

Auditor/Treasurer
Ward County

QUIT CLAIM DEED to Repurchase – NDCC 57-28-19 (RD000010200110) – SKAR, JAY & JILL

QUIT CLAIM DEED

THIS INDENTURE, made this 2nd day of January, 2024, between Ward County, Grantor, and Jay Skar and Jill Skar, 1207 6th St NW, Mandan, ND 58554, as joint tenants, Grantee.

WITNESSETH, For and in consideration of the sum of One Thousand Five Hundred Forty-Four and 76/100----(\$1,544.76): and being in the County of Ward and the State of North Dakota, and described as follows, to-wit:

RYDER LOTS 10 & 11 B2 RYDER-S161

I Certify that the requirement for a report or statement of full consideration paid is exempted by NDCC 11-18-02.2(6)(E).

Date: _____

Grantee or Agent: _____

Chair Ward County Commission

ATTEST:

Marisa Haman, County Auditor/Treasurer
Ward County, North Dakota

STATE OF NORTH DAKOTA)
)
COUNTY OF WARD)

The foregoing instrument was acknowledged before me this 2nd day of January, 2024 by John Fjeldahl, Chair of the Ward County Board of Commissioners, and Marisa Haman, County Auditor/Treasurer, Ward County, North Dakota.

Notary Public
Ward County, North Dakota
My Commission Expires: